174.0	0010	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	647,400 /	647,400
					USE VALUE:	647,400 /	647,400
					ASSESSED:	647,400 /	647,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOORE BRANDON JOSEPH &
Owner 2:	PATRICK MARCELLA
Owner 3:	
Street 1:	7 ABERDEEN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHITTREDGE DAVID A-KAREN N -
Owner 2:	-
Street 1:	7 ABERDEEN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1266 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	264,900	3,400	379,100	647,400
Total Card	0.093	264,900	3,400	379,100	647,400
Total Parcel	0.093	264,900	3,400	379,100	647,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.37 /Parcel: 511.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116797
GIS Ref
GIS Ref
Insp Date 10/22/08

!13601!

PREVIOUS ASSESSMENT

Parcel ID 174.0-0010-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	264,900	3400	4,050.	379,100	647,400		Year end	12/23/2021
2021	101	FV	257,000	3400	4,050.	379,100	639,500		Year End Roll	12/10/2020
2020	101	FV	257,100	3400	4,050.	379,100	639,600	639,600	Year End Roll	12/18/2019
2019	101	FV	213,200	3400	4,050.	373,600	590,200	590,200	Year End Roll	1/3/2019
2018	101	FV	213,200	3400	4,050.	287,000	503,600	503,600	Year End Roll	12/20/2017
2017	101	FV	213,200	3400	4,050.	270,800	487,400	487,400	Year End Roll	1/3/2017
2016	101	FV	213,200	3400	4,050.	249,100	465,700	465,700	Year End	1/4/2016
2015	101	FV	208,000	3400	4,050.	232,800	444,200	444,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:21:48

LAST REV

Date	Time
02/28/17	08:21:30
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13601

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITTREDGE DAVI	1453-62		5/28/2014		482,000	No	No		
	911-125		9/1/1978		47,300	No	No		Y

USER DEFINED

Prior Id # 1:	116797
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2017	75	Siding	23,800	C				
5/27/2015	576	Solar Pa	23,356					
5/20/2015	525	Insulate	2,050					
5/20/2015	520	Re-Roof	4,000					
5/14/2015	499	New Wind	2,600					

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2015	Permit Insp	PC	PHIL C
10/22/2008	Meas/Inspect	163	PATRIOT
2/5/2000	Inspected	264	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,051	Spl Credit		Total:	379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	70950
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325370
Depreciation:	60519
Depreciated Total:	264851

COMMENTS

PDAS. OF = TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

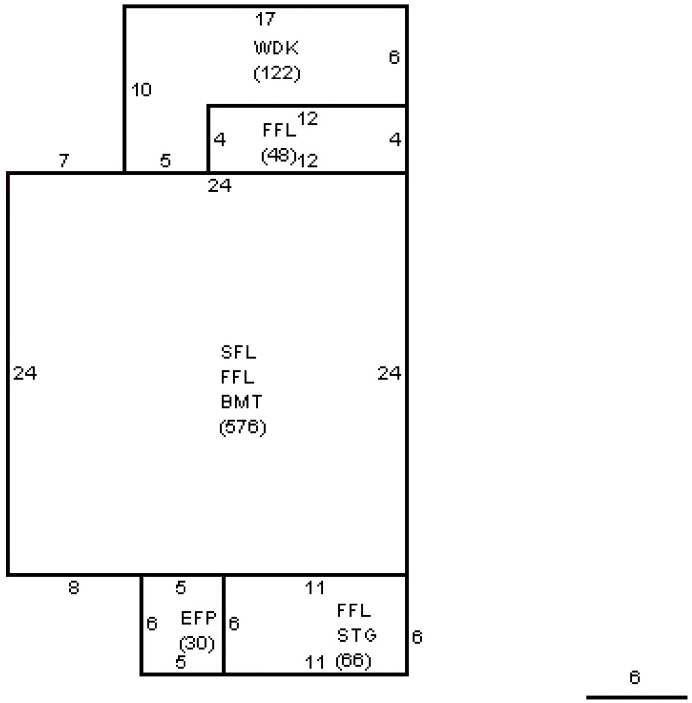
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	128.59
Final Total:	264900	Val/Su SzAd	209.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	690	173.730	119,872
BMT	Basement	576	52.120	30,020
SFL	Second Floor	576	173.730	100,067
WDK	Deck	122	14.050	1,715
STG	Storage	66	8.940	590
EFP	Enclos Porch	30	71.870	2,156
	Net Sketched Area:	2,060	Total:	254,420
Size Ad	1266	Gross Area	2060	FinArea 1266

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0010-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1940	26.96	T	40	101			3,400			3,400

More: N	Total Yard Items:	3,400	Total Special Featues:		Total: 3,400